



## Lawn Conversion Rebate Program

Effective June 1, 2015 through June 30, 2016

### ❖ Program Description:

The City of Hayward **Lawn Conversion Program** provides rebates to approved customers who convert water-thirsty lawns to water-efficient landscapes. The Lawn Conversion Program will run until June 30, 2015, or until funds last. Funding is limited and applications will be accepted on a first-come, first-served basis. The City of Hayward reserves the right to terminate this Program at any time, for any reason.

### ❖ Rebate Amount:

#### **Front Yard and Areas Visible to the Public**

Seventy-five cents (\$0.75) per square foot of lawn converted

Up to \$750 for Residential

Up to \$5,000 for Commercial/Industrial (including multi-family properties)

#### **Backyards and Areas Not Visible to the Public**

Fifty cents (\$0.50) per square foot of lawn converted

Up to \$500 for Residential

Up to \$3,000 for Commercial/Industrial (including multi-family properties)

### ❖ Terms and Conditions for Lawn Conversion Rebate Program:

#### **I. Program Eligibility**

- A. **Eligible Applicants:** The program is available to residential and nonresidential customers. An applicant must be a City of Hayward water customer, with a water account in good standing. If Applicant is not the owner, the property owner must indicate consent. Click here for a Lawn Conversion Program [Rebate Application](#).
- B. **Current Lawn Location:** In order to qualify for the highest rebate amounts, lawn areas to be converted must be located in front yards, front landscape setback or areas visible to the general public from a sidewalk, walkways or the public streets. One of the goals of the Lawn Conversion Rebate Program is to provide visible examples of water-efficient landscapes to the Hayward Community. Backyards or fenced-in areas not visible to the public may qualify for a lower rebate amount.
- C. **Current Lawn Condition:** Lawn areas must be in healthy condition. The lawn area must be irrigated with water from the potable water system (i.e., not with private wells or recycled water).
- D. **Minimum Lawn Conversion Size:** A minimum of either 300 square feet or an entire lawn area, whichever smaller, must be converted for both residential and commercial applicants.
- E. **Pre-Conversion Site Inspection Requirement:** Upon receipt and review of the Program Rebate Applications, eligible applicants will be scheduled for Pre-Conversion Site Inspection by the City of Hayward.

**To be eligible for a rebate, the Lawn Conversion Project shall not be started before a Pre-Conversion Site Inspection is conducted and a Notice to Proceed is issued by the City of Hayward.**

## II. Landscaping Requirements for Converted Areas

- A. **Fifty Percent (50%) Plant Coverage:** The converted area must include a sufficient number of plants to ensure at least 50% of the area is covered with plants, when fully grown. Plants outside of the converted area are not considered in the plant coverage calculation even if they are adjacent to, or overhanging into, the converted area.
- B. **Plant Type Restrictions:** Plants installed in the converted area must be low water use and adaptable to the local climate. Applicants are encouraged to use native, non-invasive plants.

Plants must be listed as low water use in at least one of the following publications: [The City of Hayward Suggested Water-Efficient Plants](#), or Sunset Western Garden Book, or EBMUD Plants and Landscapes for Summer-Dry Climates. If not listed in these sources, the plants must be otherwise demonstrated to be low-water use.

- C. **Impermeable Surfaces:** Impermeable surface, such as concrete or pavers set in mortar bed that do not allow water to penetrate into the ground, are not allowed as part of the converted area. Permeable paving is allowed in up to 50% of the converted area. Permeable paving types are pavers and natural stones in sand leveling bed, decomposed granite without binding material, mulch (except for shredded bark mulch), and gravel. Other permeable paving types could be acceptable upon approval by the City.
- D. **Artificial Turf:** Rebates will not be issued for artificial turf that is installed within the converted area.
- E. **Mulch Requirements:** All planting areas within the converted area must have a minimum of three (3) inches of mulch. Shredded bark mulch is not allowed. If weed barriers are used under mulch, the barrier must be permeable to air and water.
- F. **Efficient Irrigation System Requirements:** An irrigation system is not required in the converted area for residential applicants. However, an irrigation system that complies with the current Bay-Friendly Water Efficient Landscape Ordinance is required in the converted area for commercial/industrial applicants. New irrigation systems must be:
- Low volume drip;
  - Equipped with proper backflow prevention device, a rainfall shutoff valve, a pressure regulator, filter and pressure compensating emitters;
  - In good working order; and
  - Free of leaks and malfunctions.

If only a portion of lawn is converted, the converted area must be irrigation on a separate valve from the remaining lawn. The sprinkler system for the remaining lawn must be modified to irrigate only the remaining lawn and must not spray onto the converted area.

Existing sprinkler irrigation in the converted area must be removed, capped in place, or converted to a low volume drip.

## III. Terms of the Lawn Conversion Rebate

- A. **Rebate Term:** Lawn conversion projects must be completed within four (4) months following receipt of the “Notice to Proceed” from the City of Hayward. As the goal of the program is to achieve significant and lasting water savings, the converted area must remain converted for at least three (3) years following receipt of the rebate. If the Applicant does not maintain the converted area, the Applicant may be charged for some, or all, of the rebate, at the City’s discretion.

- B. **Rebate Amount:** The rebate amount for front yards and areas visible to the public is seventy-five cents (\$0.75) per square foot of lawn converted, with maximum rebates of \$750 for single-family residential sites and \$5,000 for multi-family residential and non-residential sites. The rebate amount for backyards and areas not visible to the public is fifty cents (\$0.50) per square foot of lawn converted, with maximum rebates \$500 for residential single-family sites and \$3,000 for multi-family and non-residential sites. Rebate will be issued after the Lawn Conversion Project has been completed and approved. Rebates will be issued in the form of a check.
- C. **Pre-Conversion Site Inspection:** The City of Hayward Water Customers interested in participating in the Lawn Conversion Program must first submit an application to the City of Hayward, including a map of the converted area with dimensions and proposed plant list for the converted area. If coverage and plant requirements are met, the City will conduct a Pre-Conversion Site Inspection to verify the proposed conversion area and compliance with the Terms and Conditions. The City will issue a Notice to Proceed if project is approved.
- D. **Post-Conversion Site Inspection:** The Applicant is responsible for notifying the City when the Lawn Conversion Project is complete to schedule a Post-Conversion Site Inspection. During the Post-Conversion Site Inspection, Applicants are required to provide the following documents:
- Final list of plants used in the Lawn Conversion Project.
  - Type of irrigation used in the Lawn Conversion Project, when applicable.
- E. If the Lawn Conversion Project does not meet the requirements for a rebate, the Applicant will be given thirty (30) days, or the remainder of the four (4) month period, whichever is greater, to make Lawn Conversion Project consistent with the Program Terms and Conditions. Once the Lawn Conversion Project meets the Program requirements, the rebate will be issued to the Applicant within six to eight weeks.
- F. **Photography:** Photographs and/or video recordings will be taken of the property and Lawn Conversion Projects by the City staff as part of both the Pre and Post-Conversion Site Inspections. By accepting the rebate, the Applicant shall release the City of Hayward, its agents and employees, all rights to exhibit those media in print and electronic form publically and privately for any purpose in the normal course of business. The Applicant waives any rights, claims, or interested to control the likeness or identification used in whatever media used. The Applicant's personal identity shall not be published in any form other than solely the Applicant's address. Applicant understands that there will be no financial or other remuneration for recording the subject property for initial or subsequent transmission or playback.
- G. **Additional Responsibilities of the Applicant:** The City of Hayward enforces only the Terms and Conditions of this agreement. The Applicant is solely responsible for complying with any and all laws, regulations, policies, conditions, covenants and restrictions that may apply, and for any and all liabilities arising out of a Lawn Conversion Project. Applicants must comply with all permitting requirements, and with all state and local laws relating to landscape maintenance and compliance with stormwater regulations.

**Additional Resources:**

- Planning and Design: <http://stopwaste.org/home/index.asp?page=8> and <http://www.ccwater.com/files/Planning.pdf>
- The City of Hayward Suggested Water-Efficient Plant: <http://www.hayward-ca.gov/departments/publicworks/documents/2009/waterefficientplants.pdf>
- Bay-Friendly Suggested Lawn Alternatives: <http://stopwaste.org/home/index.asp?page=774>
- Bay-Friendly Suggested Plants for the Bay-Area: <http://stopwaste.org/home/index.asp?page=629>
- Water-Wise Gardening Tool: <http://www.bawsca.watersavingplants.com/bawsca.php>
- Suggested Nurseries: <http://stopwaste.org/home/index.asp?page=630>
- Bay-Friendly Landscaping and Gardening: <http://www.stopwaste.org/docs/bay-friendly-landscape-guidelines-all-chapters.pdf>

- Retrofitting Sprinkler System to Drip Irrigation: <http://stopwaste.org/docs/lyl-dripirrigation.pdf>
- Bay-Friendly Sheet Mulching and more: <http://stopwaste.org/docs/lyl-sheetmulching.pdf> and <http://www.bluestem.ca/eliminating-lawn.htm>
- Bay-Friendly Guide to Mulch: <http://stopwaste.org/docs/mulchguide-2006.pdf>
- California Invasive Plant Council: <http://www.cal-ipc.org>
- Lose the lawn: 21 inspiring yards: <http://www.sunset.com/garden/earth-friendly/lose-the-lawn-low-water-landscaping-0040000041830/page24.html>